

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Morris County Consortium

State: NJ

PJ's Total HOME Allocation Received: \$15,294,136

PJ's Size Grouping*: B

PJ Since (FY): 1992

| Category | PJ | State Average | State Rank | Nat'l Average | Nat'l Ranking (Percentile):** | | |
|--|----------|---------------|---------------|---------------|-------------------------------|-------|---------|
| | | | | | Group | B | Overall |
| Program Progress: | | | PJs in State: | 27 | | | |
| % of Funds Committed | 92.52 % | 91.23 % | 13 | 91.92 % | 59 | | 56 |
| % of Funds Disbursed | 87.63 % | 80.86 % | 8 | 82.65 % | 71 | | 68 |
| Leveraging Ratio for Rental Activities | 6.24 | 4.8 | 1 | 4.67 | 100 | | 100 |
| % of Completed Rental Disbursements to All Rental Commitments*** | 95.44 % | 85.76 % | 14 | 81.09 % | 55 | | 48 |
| % of Completed CHDO Disbursements to All CHDO Reservations*** | 79.44 % | 63.94 % | 8 | 68.72 % | 67 | | 64 |
| Low-Income Benefit: | | | | | | | |
| % of 0-50% AMI Renters to All Renters | 94.29 % | 82.92 % | 4 | 79.93 % | 85 | | 80 |
| % of 0-30% AMI Renters to All Renters*** | 69.52 % | 44.85 % | 7 | 44.94 % | 90 | | 86 |
| Lease-Up: | | | | | | | |
| % of Occupied Rental Units to All Completed Rental Units*** | 100.00 % | 96.10 % | 1 | 94.87 % | 100 | | 100 |
| Overall Ranking: | | | In State: | 2 / 27 | Nationally: | 95 | 94 |
| HOME Cost Per Unit and Number of Completed Units: | | | | | | | |
| Rental Unit | \$69,748 | \$27,243 | | \$25,717 | 105 | Units | 38.30 % |
| Homebuyer Unit | \$28,932 | \$16,698 | | \$14,669 | 143 | Units | 52.20 % |
| Homeowner-Rehab Unit | \$18,750 | \$15,248 | | \$20,391 | 8 | Units | 2.90 % |
| TBRA Unit | \$5,411 | \$8,105 | | \$3,201 | 18 | Units | 6.60 % |

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Morris County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

| | Rental | Homebuyer | Homeowner |
|--------------------|-----------|-----------|-----------|
| PJ: | \$123,726 | \$137,727 | \$18,750 |
| State:* | \$104,190 | \$93,818 | \$17,134 |
| National:** | \$91,120 | \$73,223 | \$23,149 |

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.12

| | Rental % | Homebuyer % | Homeowner % | TBRA % | | Rental % | Homebuyer % | Homeowner % | TBRA % |
|--|--|--|--|--|--|--|--|--|--|
| RACE: | | | | | HOUSEHOLD TYPE: | | | | |
| White: | 76.2 | 48.6 | 87.5 | 61.1 | Single/Non-Elderly: | 42.9 | 24.6 | 12.5 | 22.2 |
| Black/African American: | 13.3 | 13.4 | 0.0 | 33.3 | Elderly: | 41.0 | 2.1 | 50.0 | 11.1 |
| Asian: | 0.0 | 2.8 | 0.0 | 0.0 | Related/Single Parent: | 12.4 | 37.3 | 0.0 | 55.6 |
| American Indian/Alaska Native: | 0.0 | 0.0 | 0.0 | 0.0 | Related/Two Parent: | 1.0 | 34.5 | 37.5 | 11.1 |
| Native Hawaiian/Pacific Islander: | 0.0 | 0.0 | 0.0 | 0.0 | Other: | 2.9 | 1.4 | 0.0 | 0.0 |
| American Indian/Alaska Native and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Asian and White: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Black/African American and White: | 4.8 | 0.7 | 0.0 | 0.0 | | | | | |
| American Indian/Alaska Native and Black: | 0.0 | 0.0 | 0.0 | 0.0 | | | | | |
| Other Multi Racial: | 0.0 | 1.4 | 0.0 | 0.0 | | | | | |
| Asian/Pacific Islander: | 1.0 | 2.1 | 0.0 | 0.0 | | | | | |
| ETHNICITY: | | | | | | | | | |
| Hispanic | 4.8 | 31.0 | 12.5 | 5.6 | | | | | |
| HOUSEHOLD SIZE: | | | | | SUPPLEMENTAL RENTAL ASSISTANCE: | | | | |
| 1 Person: | 74.3 | 21.8 | 37.5 | 33.3 | Section 8: | 20.0 | 0.0 [#] | | |
| 2 Persons: | 7.6 | 20.4 | 12.5 | 16.7 | HOME TBRA: | 0.0 | | | |
| 3 Persons: | 10.5 | 17.6 | 25.0 | 50.0 | Other: | 48.6 | | | |
| 4 Persons: | 1.0 | 30.3 | 12.5 | 0.0 | No Assistance: | 31.4 | | | |
| 5 Persons: | 1.9 | 6.3 | 12.5 | 0.0 | | | | | |
| 6 Persons: | 3.8 | 2.1 | 0.0 | 0.0 | | | | | |
| 7 Persons: | 0.0 | 0.7 | 0.0 | 0.0 | | | | | |
| 8 or more Persons: | 1.0 | 0.7 | 0.0 | 0.0 | | | | | |
| | | | | | # of Section 504 Compliant Units / Completed Units Since 2001 | | | | 155 |

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Morris County Consortium

State: NJ

Group Rank: 95
(Percentile)

State Rank: 2 / 27 PJs

Overall Rank: 94
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

| FACTOR | DESCRIPTION | THRESHOLD* | PJ RESULTS | RED FLAG |
|-------------------------------------|---|------------|--------------|----------|
| 4 | % OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS | < 71.84% | 95.44 | |
| 5 | % OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS | < 47.80% | 79.44 | |
| 6 | % OF RENTERS BELOW 50% OF AREA MEDIAN INCOME | < 70%** | 94.29 | |
| 8 | % OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS | < 90.38% | 100 | |
| "ALLOCATION-YEARS" NOT DISBURSED*** | | > 3.360 | 1.69 | |

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

